



PEN-Y-GHENT

Westmancote | Tewkesbury | GL20 7ES

HUGHES **HS** SEALEY

Welcome to... PEN-Y-GHENT

Welcome to Pen-Y-Ghent, a wonderful four-bedroom linked family home, located in this highly sought after village, offered for sale with no onward chain. Located in the heart of the village, the property enjoys a wealth of accommodation across the two floors whilst externally benefits from a mature rear garden, detached double garage, driveway parking and super open views to both the front and rear elevations. At a stage where one can apply their own mark to the property, this really is a super house and viewing is highly recommended.

Internally, the property is accessed via the front entrance porch, which in turn leads through to the inner hallway. From here, a further door leads you into the dining room, which is a lovely size. Providing a focal point to the room is an inglenook fireplace. Furthermore, the room enjoys plenty of natural light and will comfortably house a six/eight-seater table and chairs.

Proceeding through the home, additional rooms include a spacious living room, a kitchen/breakfast room, rear lobby and cloakroom. The living room enjoys double aspect windows with one window to the side elevation overlooking the terrace, whilst the large picture window to the rear allows one to enjoy horses grazing in the

neighbouring paddock. Providing a focal point to the room is a gas, coal affect fireplace which is inset to the natural stone fire surround.

The kitchen/breakfast room is a lovely size with the kitchen enjoying a wealth of fitted units which sit alongside a host of integrated appliances. Furthermore, there is also a large, walk-in pantry whilst the breakfast area will comfortably house a four-seater table and chairs. A door to the middle of the room leads through to the rear lobby where further doors lead to the cloakroom and the driveway and side pathway to the rear garden.

Upstairs the property features four double bedrooms and two bathrooms. The principal bedroom is located to the rear of the property and as such enjoys stunning, elevated views over neighbouring paddocks and fields. Furthermore, the room enjoys a wealth of fitted wardrobes and a large, under eaves storage cupboard.

Of the remaining three bedrooms, two are situated to the front of the home and therefore enjoy views over neighbouring farmland and onto the next village, Kemerton, whilst the final bedroom enjoys the same views as the principal bedroom.







Explore outside... PEN-Y-GHENT

Externally, to the front is a double width driveway allowing for off road parking whilst in addition, the property benefits from a detached double garage, which enjoys light, power and an electrically operated door. To the rear is a wonderfully mature garden that enjoys a raised terrace, lawns, a garden shed and well-stocked borders and offers uninterrupted views towards the Malvern Hills.

AGENT'S NOTE

The property is currently going through probate. As such, whilst we can do viewings, accept offers and undertake conveyancing, we cannot proceed to exchange of contracts and a subsequent completion until probate has been granted which is expected towards the later part of 2026.

LOCATION

The village of Westmancote sits in between the neighbouring villages of Kemerton and Bredon. While Kemerton offers a village pub, the larger village of Bredon, offers a doctor's surgery, a primary school with an outstanding OFSTED report, a shop and post office, as well as a public house and restaurant. The village also provides a range of recreational attractions, including cricket, football, rugby, bowls, and ballet.

KEY FEATURES

- A wonderful four-bedroom linked family home, located in this highly sought after village
- At a stage where one might wish to apply their own mark, the home is offered for sale with no chain
- Benefiting from exceptional, open views to both the front and rear elevation
- Driveway parking for two vehicles, leading to detached double garage
- Stunning mature gardens to the rear, featuring a raised paved terrace and lawns
- Internally the property enjoys an entrance porch, entrance hall, rear lobby and cloakroom
- Further ground floor rooms include the living room, dining room and kitchen/breakfast room
- To the upper floor, the principal bedroom enjoys fitted wardrobes and super views
- Three further bedrooms, all of which are double rooms and two family bathrooms
- Internal viewings recommended

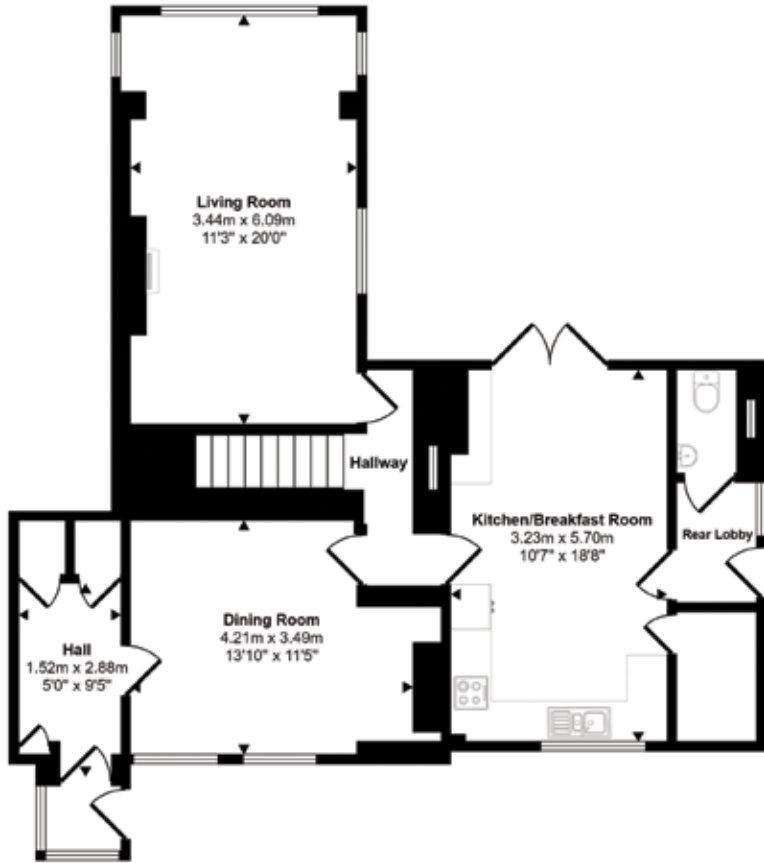
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL20 7ES. Upon arrival, the property can be identified by our For Sale sign.

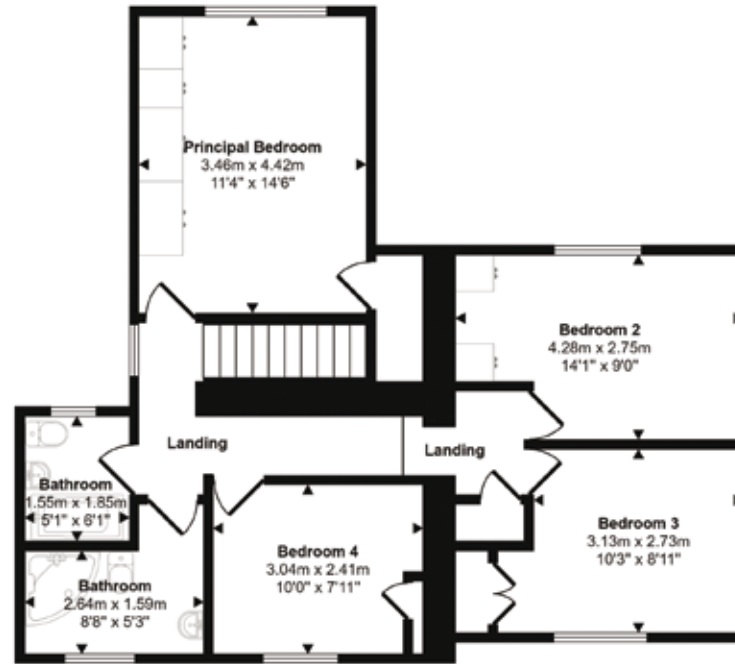




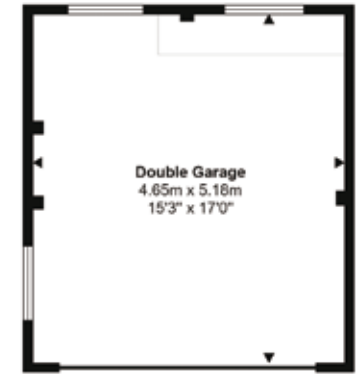
Approx Gross Internal Area
174 sq m / 1874 sq ft



Ground Floor
Approx 79 sq m / 853 sq ft



First Floor
Approx 71 sq m / 761 sq ft



Double Garage
Approx 24 sq m / 259 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.





HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES  SEALEY